

# **Access Statement for Corner Barn, Church Farm Barns**

## **Introduction**

Corner Barn is self catering accommodation on the ground and first floor and is one of 3 barns around a courtyard. We have tried to provide as much information as possible in this statement, if you have any queries, please feel free to telephone. We look forward to welcoming you.

## **Pre-Arrival**

- We have a basic website.
- Bookings/enquiries can be made by phone or email.
- We can provide information in large print format on request.
- We are in a rural area and it can be difficult to get around by public transport.
- The nearest bus stop is approximately 2 miles away in Calthorpe or Aldborough.
- The nearest train station, Cromer, is 6 miles away; there are accessible taxis at the station.
- There is a RADAR toilet facility in Cromer at the Tourist Information Office.
- We provide a basic pack of provisions for your arrival.

## **Arrival & Car Parking Facilities**

- There is a car park to the side of the barns which is accessed from Regent Street.
- The car park is shingle and on a slight slope; there is a 1 metre wide paving stone path into and round the courtyard area. There is a gentle slope up to the front door.
- Parking is about 50 metres from the Barn.
- The entrance to Corner Barn is in the far corner of the courtyard.

## **Public Areas - Hall, Stairs, Landing, Corridors etc**

- The threshold to Corner Barn is 4mm height.
- The hall area on the ground floor is 2.5 metres wide.

- The decor is contrasting with dark flooring, the doors and skirting boards are natural wood and the walls are white.
- The floor is tiled.
- There are stairs which are carpeted with a short pile carpet.
- There is a smoke alarm fitted upstairs on the landing.
- All the rooms on the ground floor are on one level.
- The lighting uses low energy light bulbs so a few moments are required to reach full brightness.
- There is a carpeted staircase to the first floor.
- The first floor is carpeted in shortpile carpet throughout with a large rug in the galleried area.
- There are sloping ceilings/walls to the galleried room which opens out above the sitting room downstairs.

### **Public Areas - Sitting room, lounges, lobbies etc**

- The sitting room is on one level and can be reached either through the inward opening, glazed double doors from the hall area or through the kitchen/dining area (also access from the end of the hall area).
- It is approximately 6 m x 6 m.
- It is carpeted in short pile carpet and there is a large rug in the seating area in front of the fireplace.
- Some of the lighting is provided by low energy lighting and some is provided by spotlights.
- The television can be adjusted to provide teletext and subtitles and can be controlled remotely. (Also available are DVD, stereo with CD, radio and tape).
- There are two sofas and 3 arm chairs, one of which is upright and has a high back and a coffee table.
- All the furniture is moveable and is non leather.

### **Galleried room upstairs**

- There is a sloping ceiling leading into the galleried area.
- There is a double sofa bed upstairs in the gallery which sleeps 2 people.

### **Public WCs**

- Inside Corner Barn, there is a small cloakroom from the hall area.

- The door opens inwards.
- There is a 10 cm step to a plinth where the toilet and hand basin are located. The basin has pipes underneath.
- The flooring is dark tiles with clearly contrasts with the skirting boards and door, and white walls.

## **Laundry**

- There is an automatic front loading washing machine in the Open Barn across the courtyard. There is shingle underfoot.
- There is also a front loading washer drier on the right which can be used for drying.

## **Shop**

- Not available

## **Leisure Facilities**

- There is a table tennis table with bats and balls available for use in the Open Barn.
- The area is lit by daylight.
- There is shingle on the ground.

## **Outdoor Facilities**

- There is a picnic bench outside in the courtyard. It is placed on shingle and there is a slight drop of 5 cms from the paved terrace area outside the door of Corner Barn.
- It can be reached by following the path down the slight slope to the bench.

## **Bedrooms & Sleeping Areas**

- **Ground floor:**
- The bedroom on the ground floor is level with the hall area and is carpeted in short pile carpet.
- The door and skirting boards are natural wood with white walls.
- The inward opening door is 79 cm wide.
- There is a double bed which is 5ft wide (king size) and 60 cm height

floor to the top of the mattress.

- Largest transfer space available to the right of the bed is 1.2 metres.
- The bed is moveable to provide more space on one side or the other.
- The lighting is low energy recessed lighting with individual bedside lights on both sides of the bed.
- Non feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are made of mixed fabrics.
- There is a television, dvd and freeview box which has remote controls.
- The bathroom is en-suite.

### **Bedroom 2 upstairs**

• There is a double bed (4ft 6in wide) and the height is 55cm from floor to the top of the mattress.

Non feather duvets and pillows are provided.

- Sheets, duvet covers and pillow cases are made of mixed fabrics.
- The lighting is low energy recessed lighting with individual bedside lights on each side of the bed.
- There are 3 rooflights (velux windows) and these open outwards. They are a means of escape onto the roof in the event of fire.
- There is a rug at the end of the bed.
- The walls and ceilings slope and there are wood beams.
- The white walls contrast with the natural wood skirting and doors.
- There is an en-suite shower room.

### **Bedroom 3 upstairs**

- There are 3 single (3ft wide) beds.
- Non feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are made of mixed fabrics.
- There are two roof lights (velux windows) and these open outwards. These are a means of escape onto the roof in the event of fire.
- There is low energy recessed lighting with bedside lights.
- There are sloping ceilings above each of the beds and some low beams.
- Short pile carpet is on the floor with good contrast provided by natural wood skirting boards and doors. The walls are white.
- There is an en suite shower room & WC with the door opening outwards into the bedroom.

## **Shower-rooms & WCs**

### **Ground floor bedroom:**

The shower room and WC is en-suite.

- The lighting is provided by low energy recessed lighting.
- The floor is tiled in a dark colour, the walls are tiled in white. There is a rubber mat which can be used as necessary.
- The door to the shower room opens outwards into the bedroom and is 79 cm wide.
- The shower is a walk-in style and is level entry. There is a shower head and there is a lever-type tap is on the wall. The temperature is adjusted by turning the lever.
- The basin has pipes underneath, with a mixer tap in the centre of the basin.
- The height of the toilet is 40cm. The space to the left of the toilet is 85 cm and there is no available space on the right side.

### **First floor double bedroom en-suite shower room & WC**

- The door into the shower room opens outwards into the bedroom.
- The door is 60cm wide.
- The lighting is low energy recessed lighting.
- The floor and skirting is tiled with dark tiles; the walls are painted white or there are white wall tiles. The door is natural wood.
- The ceiling slopes considerably at the far end of the room.
- There is a step up into the shower tray.
- A rubber mat is provided for use in the shower.
- The shower cubicle is 90cm x 90 cm. The door of the cubicle opens outwards into the bathroom.
- There is a fixed shower head over the shower area and the mixer tap is a lever style.
- The basin has pipes underneath it.
- The toilet is 40cm high.

### **3rd Bedroom, first floor en-suite shower room & WC**

- The door opens outwards into the bedroom.
- There is low energy recessed lighting with a bright light over the shower.
- The toilet is 40cm high to the right of the shower cubicle.
- The basin is to the left of the shower cubicle and has pipes beneath

it.

- There is a step up into the shower tray.
- The shower cubicle is 90cm x 90cm.
- The shower head is adjustable and there is a lever style mixer tap.
- The flooring and skirting is dark tiles, with white tiles in the shower and white walls. The door is natural wood and the walls are white.

### **Self-Catering Kitchen**

- The open plan kitchen and dining area is off the hall area and leads through to the sitting room. It is 4m x 4m in size.
- The door to the kitchen is 79 cm wide.
- The worktop is 90cm high with cupboards underneath. There is also a fridge and dishwasher under the worktop.
- The hob is halogen and is 90cm high. Underneath is the oven and grill. The oven door is drop down.
- There is a basic microwave.
- There is a sink with one full size sink and a half size sink. There is a single mixer tap between the two sinks.
- Cutlery, pans, cooking utensils are stored in the cupboards beneath the worktop.
- There are wall cupboards where china and glassware are stored.
- The floor is dark tiling with a good contrast to the white walls and natural wood door and skirting.
- There is recessed lighting using low energy bulbs.
- There is a rectangular table 190 cm x 95 cm, 65 cm floor to the lowest point of table (underspace) with legs on each corner. The table is moveable.
- Chairs (moveable) 10 chairs with padded seats, two with arms.

### **Grounds and Gardens**

- The courtyard has a pergola along each path. There are climbing plants growing up the posts.
- The pathways are marked out by the flagstones. The pathway to Corner Barn is one metre wide whereas the flagstones are like stepping stones for the other paths.
- The courtyard is shingle underfoot.
- There are flower tubs and pots at various points around the

courtyard.

- There is a flower bed to the left of the front door of Corner Barn.

### **Additional Information**

- Information folder can be produced in a larger format if requested.
- Pets and dogs are welcome but please inform us on booking.
- There is no smoking permitted in the Barns.
- In the event of fire, guests should leave by the nearest exit. Please discuss individual requirements with members of your party.
- Wireless access for laptops is available.
- Mobile phone networks vary according to service provider.

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Grid reference: 169333

Hours of operation:

### **Future Plans**

- We will review our website to improve the information. (Autumn 2009)
- We are planning to provide a shower seat in the ground floor bathroom. (Autumn 2009)
- We welcome your feedback to help us continuously improve. If you have any comments please phone 01263 577300 or email [dom@churchfarmbarnsnorfolk.co.uk](mailto:dom@churchfarmbarnsnorfolk.co.uk)

## **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01263577300 or email [dom@churchfarmbarnsnorfolk.co.uk](mailto:dom@churchfarmbarnsnorfolk.co.uk)**

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